



SOIL REPORT

For all new single-family residences and structures with habitable space located in the Triassic Area, Chesterfield County requires the homeowner or contractor to acquire the services of a soils scientist, geotechnical or civil engineer who visits the site, makes appropriate soil borings near the perimeter of the new structure, provides a written, sealed report stating the findings, including the probability for “shrink-swell” soil issues. Even though the proposed dwelling may not be located in a known shrink swell soil area, the department still requires the report because of the possibility of there being small amounts of shrink-swell soil anywhere within Chesterfield County.

The shrink-swell soil report should provide the boring test results and should be sealed by an engineer. The typical report should indicate:

1. The lot and section number of the property or house address,
2. How many soil borings were made,
3. The approximate location of the borings,
4. Describe the composition of the earth in the borings,
5. Conclude with the engineer’s assessment of the potential for shrink-swell.
6. If the report concludes “low” probability, the contractor may use the County Minimum Standard Footing Design. If the analysis shows a “moderate” to “very high” potential for shrink-swell, a sealed engineer’s footing design is required to accompany the report,
7. Any alterations to the soil report must be dated and resealed by the testing engineer.

Refer to [COMPOSITE LIST OF REQUIREMENTS FOR SOIL REPORTS AND FOOTINGS](#) for specific requirements for specific types of construction.